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BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from interim-rural residence (I-RR) district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No. C14-2015-0159, on file at the Planning and Zoning Department, as follows:

locally known as 8006 Bluff Springs Road in the City of Austin, Travis County, Texas, generally identified in the map attached as Exhibit "A".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.
- B. The following uses are not permitted uses of the Property:

Automotive rentals	Automotive repair services
Automotive sales	Automotive washing (of any type)
Commercial off-street parking	Exterminating services
Pawn shop services	Plant nursery
Service station	

36 Except as specifically restricted under this ordinance, the Property may be developed and
37 used in accordance with the regulations established for the community commercial (GR)
38 district and other applicable requirements of the City Code.

39
40 **PART 3.** This ordinance takes effect on _____, 2016.

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43 **PASSED AND APPROVED**

44
45
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47 _____, 2016

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§

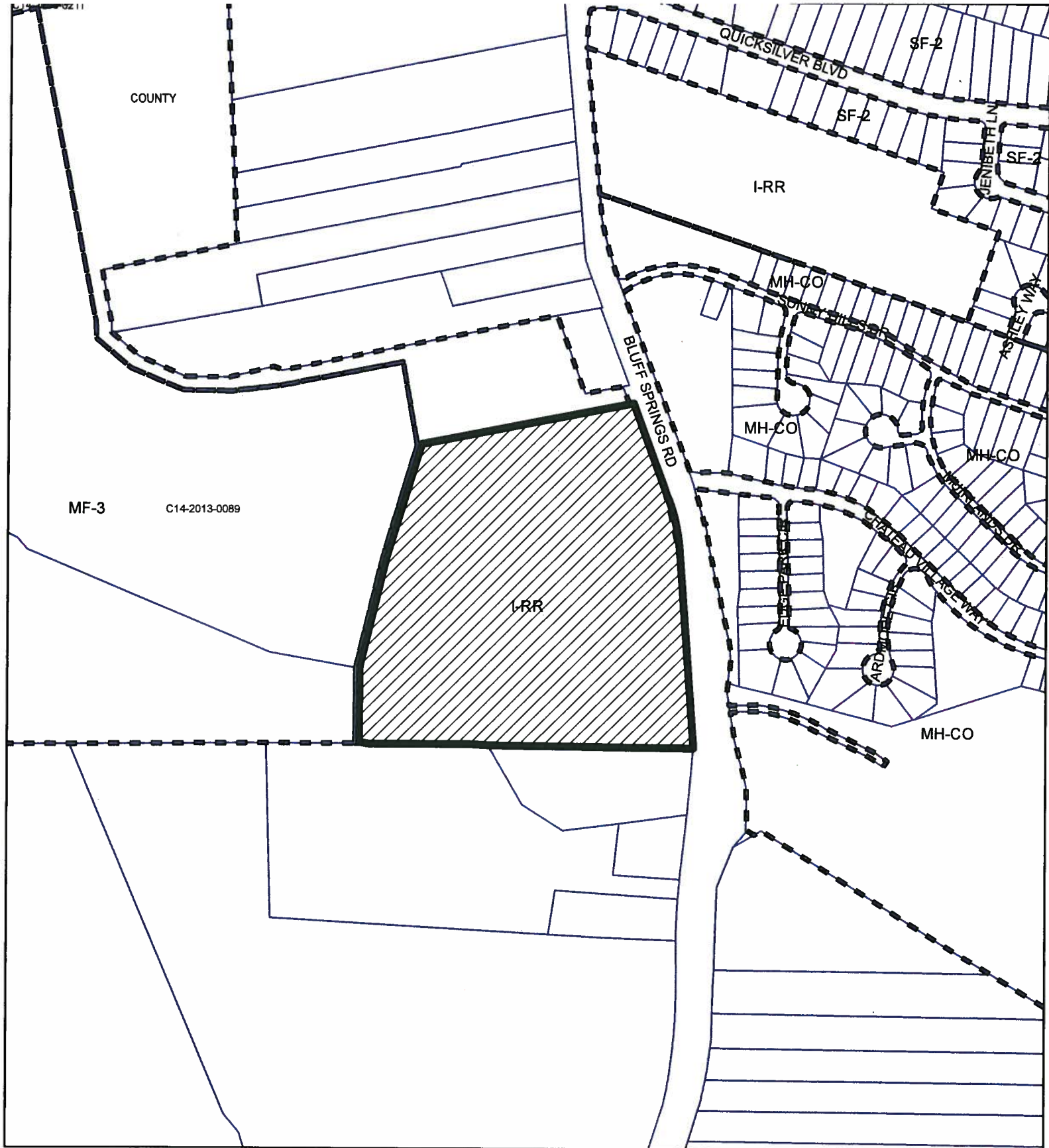
Steve Adler
Mayor

50
51
52 **APPROVED:** _____

Anne L. Morgan
City Attorney

ATTEST: _____

Jannette S. Goodall
City Clerk



N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

ZONING
ZONING CASE#: C14-2015-0159

Exhibit A



1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.